

MEMORANDUM

DATE: February 15, 2022

TO: Honorable Mayor and City Commissioners

VIA: James Slaton, City Manager

FROM: Jasmine Khammany, Senior Planner
Mark J. Bennett, Development Services Director

RE: ORDINANCE D2022-01 2nd Reading and Public Hearing
Future Land Use for 8.84 acres of land north of Mountain Lake Cutoff
Road and west of US Highway 27
PID 27-29-27-000000-044050
Public Hearing – Notice Requirements have been met

SYNOPSIS: *Laurent Meyer, authorized agent for owners, request approval of City Commission to amend the Future Land Use Map of the Comprehensive Plan to the above-mentioned parcel totaling approximately 8.84 acres of land.*

RECOMMENDATION

Adoption at second reading, following a public hearing, to re-assign the following land use designation, as recommended by the Planning and Zoning Board at a regular meeting on January 25, 2022:

Current Land Use: LCI

Proposed Land Use: HDR

This was approved by City Commission at first reading on February 1, 2022.

BACKGROUND

The subject property is located north of Mountain Lake Cutoff Road and west of US Highway 27, just west of the Sizzling Grill. The existing site is known as the Green Gables Inn. Land Use and Zoning amendments have been presented to the Planning & Zoning Board at a regular meeting on January 25, 2022.

This parcel will become part of residential redevelopment; however, development plans have not yet been submitted to the City. The redevelopment plans would need to go through the Planned Development Project procedure to be approved. A Future Land Use Designation of HDR – High Density Residential – at 25 units per gross acre is compatible with the surrounding area and will complement the built environment.

CODE REFERENCES AND REVIEW CRITERIA

The City Commission assigns future Land Use and Zoning designations by ordinances upon a recommendation from the Planning & Zoning Board. The adopted ordinance is transmitted to the state's Department of Economic Opportunity (DEO) for review. The DEO reviews the designations as appropriate with reference to the City's Comprehensive Plan.

FISCAL IMPACT

Re-assignment would enable the redevelopment of this property and the potential increase in property value.

ATTACHMENTS

Ordinance D2022-01 with attachment A